031.0	0004	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,094,000	/	1,094,000
USE VALUE:	1,094,000	/	1,094,000
ASSESSED:	1,094,000	/	1,094,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
216		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANOLI ANGELA/TRUSTEE
Owner 2:	AH REALTY REVOCABLE TRUST
Owner 3:	
Street 1:	216 BROADWAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HRONAS ANGELA -
Owner 2:	-
Street 1:	216 BROADWAY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .158 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2693 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 14 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6874.000	633,500	9,600	450,900	1,094,000
Total Card	0.158	633,500	9,600	450,900	1,094,000
Total Parcel	0.158	633,500	9,600	450,900	1,094,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.20 /Parcel: 406.20

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 031.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	633,500	9600	6,874.	450,900	1,094,000		Year end	12/23/2021
2021	104	FV	605,200	9600	6,874.	450,900	1,065,700		Year End Roll	12/10/2020
2020	104	FV	605,400	9600	6,874.	450,900	1,065,900	1,065,900	Year End Roll	12/18/2019
2019	104	FV	448,800	9900	6,874.	479,100	937,800	937,800	Year End Roll	1/3/2019
2018	104	FV	448,800	9900	6,874.	349,400	808,100	808,100	Year End Roll	12/20/2017
2017	104	FV	421,200	9900	6,874.	304,300	735,400	735,400	Year End Roll	1/3/2017
2016	104	FV	421,200	9900	6,874.	259,300	690,400	690,400	Year End	1/4/2016
2015	104	FV	375,900	10100	6,874.	253,600	639,600	639,600	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2604

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HRONAS ANGELA,	67740-593		8/3/2016	Convenience	1	No	No		
HRONAS IOANNIS/	45208-280		5/19/2005	Family	1	No	No		
GILMARTIN MICHA	39646-54		6/25/2003		607,000	No	No		
	19543-209		12/1/1988		260,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/3/2014	1651	Manual	4,500					Install blown in i
7/10/2003	554	Att. Gar	5,000	C				NEW GARAGE
4/8/1994	122	Manual	4,450					REPLACE PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
4/21/2009	Entry Denied	372	PATRIOT
1/12/2005	Permit Visit	BR	B Rossignol
8/18/2003	MLS	HC	Helen Chinal
2/25/2000	Measured	263	PATRIOT
8/9/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6874		Sq. Ft.	Site		0	80.	0.82	1			Med. Tr	-10					450,879						450,900	

USER ACCT

21791

GIS Ref

GIS Ref

Insp Date

11/07/18

!2604!

PRINT

Date	Time
12/29/21	21:45:17

LAST REV

Date	Time
04/02/19	14:28:09

apro

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	21791
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.15781	Total SF/SM:	6874	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	450,879	Spl Credit		Total:	450,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08859646
Const Adj.:	0.98000199
Adj $ / SQ:	192.029
Other Features:	126500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	778290
Depreciation:	144762
Depreciated Total:	633528

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	7	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

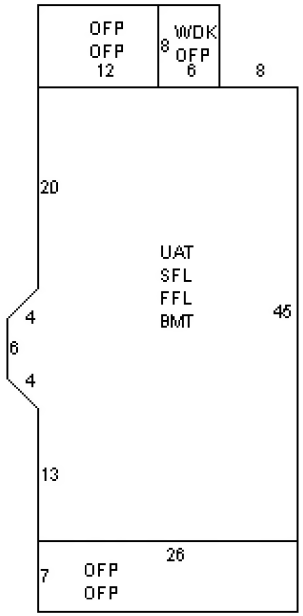
No Unit	RMS	BRS	FL
1	7	4	
1	7	3	
Totals			
2	14	7	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	211.23
Special Features:	0	Val/Su Net:	139.48
Final Total:	633500	Val/Su SzAd	264.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,197	57.610	68,958
FFL	First Floor	1,197	192.030	229,858
SFL	Second Floor	1,197	192.030	229,858
OFP	Open Porch	604	18.850	11,384
UAT	Upper Attic	299	134.420	40,225
WDK	Deck	48	15.680	753

Net Sketched Area:	4,542			Total:	581,036
Size Ad	2394	Gross Area	5440	FinArea	2693

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 031.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	G	GD	2003	26.56	T	9.6	104			9,600			9,600

More:	N	Total Yard Items:	9,600	Total Special Featues:		Total:	9,600

IMAGE

AssessPro Patriot Properties, Inc